SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0569

LOCATION:
50 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr & Mrs Sanders C/O M C Design

PROPOSAL:
Proposed first floor side and rear extensions t dwelling plus side dormer extension

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **06/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sanders
C/O M C Design
D E C House
145 Cardiff Road
Reading
Berks
RG1 8JF

Application Number: F/2000/0569

Parish: **WOODLEY**

Location: **50, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed first floor side and rear extensions**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the south-west side elevation adjacent to 48 Loddon Bridge Road, and no additional windows in the north-east side elevation, adjacent to 52 Loddon Bridge Road.

Condition
4. The bathroom windows in the side (north-east) elevation, the windows in the rear (south-east) elevation and the bedroom window in the side (north-east) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos MC/921/02A and MC/921/01A submitted to the Local Planning Authority on 12/06/00 showing the rear of the first floor side extension flush with the rear elevation of the original house and set back at the front and the drawings received on 28th June 2000 showing the revised parking layout and retention of the existing window in the north-east elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 13/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 7 August, 2000
My ref. BC/DC/2000/0569

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr Sanders
c/o MC Designs
Dec House
145 Cardiff Road
Reading
Berkshire
RG1 8JF

Dear Sirs

PLANNING PERMISSION 2000/0569
SITE: 50 LODDON BRIDGE ROAD, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0569 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0569	EXC
BUILDING CONTROL NUMBER.	FP 2000/0898	Paul
~~APPLICANT~~/AGENT	M. C Designs	
ADDRESS OF SITE	50 Loddon Bridge Road. WOODLEY.	
DESCRIPTION OF PROPOSED WORK	first floor side/rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	921/02A	921/02A
ELEVATIONS	— "	— "
FLOOR PLANS	921/01A.	921/01A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0569
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
~~03~~	~~SC08~~	~~SR05~~	~~no additional windows ... in the side (north-east and south-west) elevations~~
04	SC20	SR24	north-east Bathroom windows - side ([illegible]) and rear ([illegible]) (south-east) and the bedroom window in the side (north-east)
03	SC08	SR05	no windows in the south-west side elevation, adjacent No. 48 London Bridge Rd, and no additional windows in the north-east side elevation, adjacent to 52 London Bridge Road
05	SC23	SR06	parking and turning
			no
06	SC04	SR04	Drawing Nos. 921/02A and MC/921/01A 12 June 2000 / the rear of the first-floor side extension flush with the rear elevation of the original house and set back at the front and the drawings received on 28 June 2000 showing the revised parking layout and retention of the existing window in the north-east elevation.

13/7/00

WOKINGHAM DISTRICT COUNCIL

To John

Date 13.7.00 Time 10:50.

WHILE YOU WERE OUT

Name Mr Sanders

Of 50 Loddon Bridge Road

Phone No. 0118 9746487 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Mr Sanders has telephoned again re his decision on above property. F/2000/0569, file is in tray in your office - I spoke to you about it on Friday. He is very frustrated at not receiving it yet.

He does have special difficulties - apparently he has to book leave 7 months in advance -

Signed

and booked this in October. He is now off for 3 weeks, & wants to make a start.
He has also had to let his builders go.
Can you help?

Ann.

(He also said everyone seems to be working very hard - but not on his behalf).

- neighbours points:

1. side window on plan but only labled on elevation
   - condition - no windows - is 03 ok or do I need to be more specific?
2. does incorrect orientation matter as neighbours shown + ∴ position clear.
3. materials - applicant wants side wall to be brick from maintenance point of view, neighbour wants white to match.

NB pathip layout + elevation with penny.

RECORD OF SITE VISIT

SITE ADDRESS: 50 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/0569

OFFICER: Emy Circuit

DATE OF SITE VISIT: 22/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Residential with countryside and A329(M) to the rear.

3. DESCRIPTION OF SITE/BUILDING detached, two-storey house with hipped roof, rear & garage to No 48 side + enclosed area to boundary with No 52.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 48 has conservatory at rear

No 52 also two-storey rear extn to same level as single storey at No 50, 2 small 1st floor side windows

5. SITE CONSTRAINTS

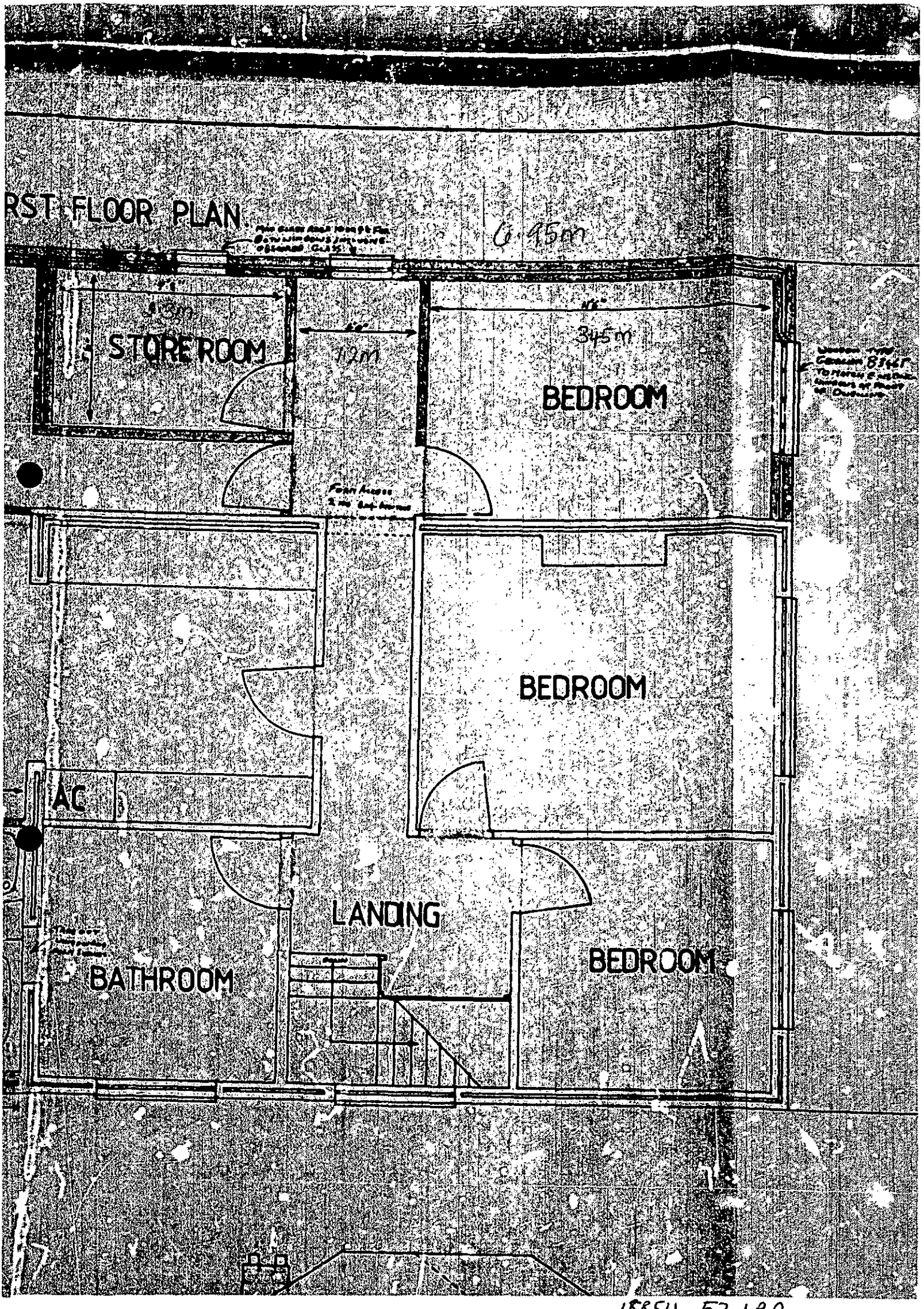
TREES

ACCESS/PARKING use our drive? + garage at side.

LEVELS rear of house 1.5m above garden

BOUNDARY TREATMENT 1.5m fences + 3m hedge adjoining No 52 reducing in height further from house.

OTHERS


RST FLOOR PLAN
STORE ROOM
BEDROOM
BEDROOM
AC
LANDING
BATHROOM
BEDROOM

18854 52 LBR

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0569

Applicant : Mr & Mrs Sanders C/O M C Design.

Location : 50, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed first floor side and rear extensions to dwelling plus side dormer extension

Site Notice Displayed ? :

YES	NO	DATE
	✓	22|2|00

Date of Neighbour Notifications : 22|2|00

Date of Site Visit : 22|2|00

Date Registered : 10/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 06/04/2000

Consultation Responses :

Highways - conditions

Neighbours - orientation, front bay, gap to boundary, rooflights, side windows / light, dormer + reduction in light

Woodley TC - Unneighbourly, neighbours comments to be considered.
No additional comments on revised plans.

Neighbours - revised plans - would like rendered to match + painted white

Planning Issues :

Identified Settlement

Neighbours / St. Scene

Application Number: F/2000/0569
50 Loddon Bridge Road, Woodley

Appraisal: 50 Loddon Bridge Road is a two storey detached house with existing single-storey extensions, including a lean-to garage, across the whole of the south-western side and rear and a single-storey extension and enclosed area on the north-eastern side.

The original proposals were for a two-storey side extension to replace the existing garage, first-floor rear extension and loft conversion with a box dormer in the north-eastern elevation. Due to concerns regarding the impact on neighbours and the street scene, resulting from the scale, design and massing of the proposals, revised plans were submitted, from which the loft conversion was omitted and the extension on the south-west side was reduced to single-storey. However the first-floor rear extension still continued to the boundary with 48 Loddon Bridge Road, projecting 4.4 metres beyond the rear of the neighbouring property and it was considered that this would still be unacceptably overbearing.

The second set of revised plans are for a two-storey side and first-floor rear extension. The front of the side extension would be flush with the existing house at ground-floor and set back by 0.4 metres at first-floor level. The roof would have a double hip, 0.6 metres lower than the existing roof, reducing the massing of the proposals. The first-floor of the side extension would be flush with the rear of the original house and 48 Loddon Bridge Road. The first-floor rear extension would be flush with the sides of the original house and a pitched roof would be added over the corner of the existing extensions, adjacent to the boundary. Thus the overbearing impact, particularly to the conservatory at No 48 would be reduced. A ground-floor window in the side wall adjacent to 48 Loddon Bridge Road is show on plan but not on the elevations. A window in this location would allow unacceptable loss of privacy.

Four bedrooms are proposed. The existing driveway is U-shaped with two access points and therefore the revised layout is acceptable to the Highway Authority.

Recommendation: conditional approval

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0569**

50 , Loddon Bridge Road, Woodley, Reading.

Proposed first floor side and rear extensions to dwelling plus side dormer extension

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: D. A. Thair Date: 8/7/2000

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 7 July 2000

My ref: F/2000/0569

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0569
50 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side and rear extensions to dwelling plus side dormer extension

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 July 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0569**
50 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side and rear extensions to dwelling plus side dormer extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 7 July 2000

My ref: F/2000/0569

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0569
50 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side and rear extensions to dwelling plus side dormer extension

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 July 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0569**
50 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side and rear extensions to dwelling plus side dormer extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 7 July 2000

My ref: F/2000/0569

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/0569
50 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side and rear extensions to dwelling plus side dormer extension

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17 July 2000

Yours faithfully

John Miller pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0569**
50 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side and rear extensions to dwelling plus side dormer extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Applicationo	Name & Address
F/2000/0569	N J Howarth 48 Loddon Bridge Road Woodley Berks Rg5 4AT
F/2000/0569	A Reid 52 Loddon bridge Road Woodley Rg5 4AT

App approved,
Letter sent 17/07/00

Received by Wokingham District Council

Application No: F/2000/0569

Proposal:
Proposed first floor side and rear extensions to dwelling plus side dormer extension

Location:
50 , Loddon Bridge Road, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

VALID
Start date: ~~24 JAN 2000~~ 10 FEB 2000

Officer: EXC | Application No. F/2000/0569

Map No. 53 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

10.FEB.2000* 0569

Description:
(F.) PROPOSED FIRST FLOOR SIDE AND REAR EXTENSIONS TO DWELLING PLUS SIDE DORMER EXTENSION

Location: 50 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon 18.2.2000

Applicant: MR | MRS SANDERS

Fee Received (2) 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale ? ✓	31/1	10 FEB 2000
2	1:500 block plan showing existing & proposed dev. + adj. Properties	parking layout. ✓	31/1	9 FEB 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	✓		
6	Floor plans	New velux roof lights not shown on first floor plan or roof plan.	31/1	
7	Metric scale disclaimer			9 FEB 2000
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... S/N sufficient .....

.....

.....

.....

.....

.....

.....

.....

.....

Date: 07 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0569

Location: 50, Loddon Bridge Road, Woodley, Reading.

Proposal: Proposed first floor side and rear extensions

Applicant: Mr & Mrs Sanders C/O M C Design.

Case Officer: Emy Circuit

The new plans show the following: Side elevation, adjacent to 52 Loddon Bridge Road, showing the existing window to be retained and a revised parking layout with the front garden shown the correct depth.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0369 (Planaps) / (Ludhouse) Date Rec. 28/6/00

Location: 50 Loddon Bridge Road

Parish Woodley

Applicant: Mr and Mrs Sanders

Description of attached plans Side elevation, adjacent to 52 Loddon Bridge Rd, showing the existing window to be retained and a revised parking layout with the front garden shown the correct depth.

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses INFO ONLY

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXL

Consultations Sent by Admin. on 07.07.00

Yellow - Part One Copy
Green - Officer's Copy

MC Designs

Dec House 145, Cardiff Road, Reading Berkshire RG1 8JF
Tel : 0118 9572188 Fax : 0118 9571218
Mobile : 0771 4244 273

27th June 2000.

F.A.o. Emy circuit Planning officer.
Re: 50, Loddon Bridge Road woodley.

Please find faxed copy of amended side Elevation + parking layout to N° 50, Loddon Bridge Road as requested.

Any problems please tel

Thanks

M. McClayton.

PLANNING SERVICES	RCT 31203
POL	C.S
DC	
APP	
CS	
28 JUN 2000	
COPIES TO:	ACK:
	FILE:

REVISED PLAN

0569

PLANNING SERVICES | CT
POL | LS
DC | ENF
APP |
CS |
22 JUN 2000
COPIES TO: | ACK: ✓
FILE:

48 Loddon Bridge Road
Woodley
Reading
Berkshire
RG5 4AT

FAO: Emy Circuit
PO. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

20th June, 2000

Dear Ms. Circuit,

Re: Plan No. F/2000/0569

Thank you for notifying me that the proposed plans for **50 Loddon Bridge Road** have been revised yet again. I viewed them today and noted the following:

i. I was surprised to see that the side extension is once again 2 stories. If this is, indeed to be the case, I would like the 1st floor to be rendered and painted white to match the rest of the house so that it will reflect light into my property. – materials to match

ii. The 1:500 block plan still has the compass nearly 180 degrees out as previously noted. ✓

iii. The side elevation does not show an "obscured" window that is referred to in writing on the plan. I am not sure whether the revised plans include this window or not. – agree, condition not to insert.

iv. The plans show a gap between the building line and my boundary, although I am not sure the actual building work is taking this into consideration.

v. Although the side extension is to be stepped back, the front drawing still implies there will be a bay window in line with the existing bay window. – bay at ground-floor, set back at 1st-floor

I hope that these points are clear, however if you would like any further explanation, please do not hesitate to contact me.

Yours sincerely,

N. J. Howarth

Woodley Town Council

To: Emy Circuit

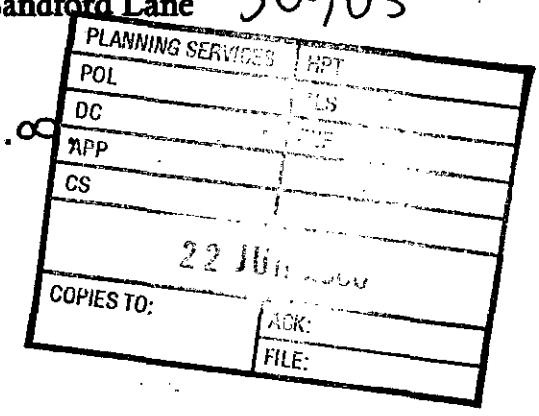
Plan No. F/2000/0569: 150 Loddon Bridge Road
The committee had no additional comments to make on this revised application.

Plan No. F/2000/1155: 97a Colemansmoor Road
No additional comments.

Plan No. F/2000/1242: Cut Above, 47 Western Avenue
No additional comments

Plan No. 99/70628/LA: The Old Cottage, Sandford Lane 30903
No additional comments

Ann Keenan 21.6.00



Woodley Town Council

To: Andrew Thorley

Plan No. F/2000/1470: 1 Norris Green, Woodley. (Charvil Parish)
Thank you for giving the committee the opportunity to view this plan.
They agreed to make no comment.

Ann Keenan 21.6.00.

Woodley Town Council

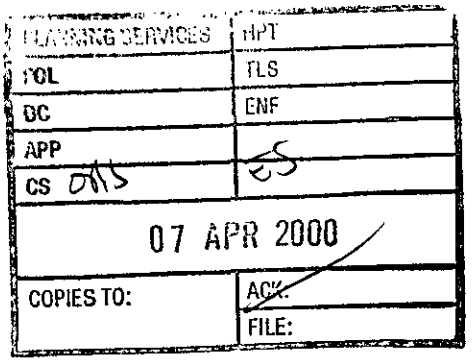
To: Simon Lewis

Plan No. F/2000/1513: Land rear of 1-11 Pond Head Lane, Earley
Thank you for giving the committee the opportunity to view this plan.
Members had some concerns about the density of the development.

Ann Keenan 21.6.00.

48 Loddon Bridge Road
Woodley
Reading
Berkshire
RG5 4AT

FAO: Emy Circuit
PO. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



5th April, 2000

Dear Ms. Circuit,

Re: Plan No. F/2000/0569

Thank you for notifying me that the proposed plans for **50 Loddon Bridge Road** have been revised. I viewed them today and noted the following:

i. The ground floor plan still does not show the bay window which is on the front plan.

ii. The 1:500 block plan still has the compass nearly 180 degrees out. This may have significance on your consideration as much of the light to my property comes from the rear. When I was speaking to my neighbour the other day, he informed me that you may request that the 2 storey extension to the rear of no. 50 is "stepped in" a few feet away from my property to allow more light. I would appreciate it if this recommendation is upheld.

iii. The side elevation no longer shows an "obscured" window, although this is still referred to in writing on the plan. As my earlier letter stated:

I am unsure about the arrangement for an "obscured" window in the side. If this is present to allow light into the new living area, would it mean that any potential application I may make to extend my property to my boundary would be rejected as it would cut out light to this window? If so I would prefer that this window be omitted. Most houses along the road, such as mine and No. 50 as it stands today, do not have windows on that wall but on the other side.

I am not sure whether the revised plans now include this window or not.

I hope that these points are clear, however if you would like any further explanation, please do not hesitate to contact me.

Yours sincerely,

N. J. Howarth

Please do neighbour notifications for the following:

①	0461/62 70 Rose Street	68, 72, 72A Rose Street.
②	0569 50 Loddon Bridge Road	48 + 52 Loddon Bridge Road
③	0572 25 Grovelands Rd	108 Clares Green Road 23 ~~Loddon B~~ Grovelands Rd
④	41 Bearwood Road 0549	27, 29, 31, 35, 37, 39, 39a, 41a Bearwood Road
~~⑤~~	~~0558 205 Finchampstead Rd~~	~~211 + 203 Finchampstead Road~~ ~~28 + 30 Croft Road, W'ham~~ ~~12 + 14 Bradley Drive~~

Thank you

Emy

22/02

Date: 14 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0569

Location: 50, Loddon Bridge Road, Woodley, Reading.

Proposal: Proposed first floor side and rear extensions

Applicant: Mr & Mrs Sanders C/O M C Design.

Case Officer: Emy Circuit

The new plans show the following: First floor side extension flush with rear elevation of the original house and set back at the front. Drawing nos MC 921/01 A & MC 921/02 A.

Comments are required by 24/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0569(Planaps) / (Ludhouse) Date Rec. 12 June 2000

Location: 50 Loddon Bridge Road

Parish Woodley

Applicant: Mr and Mrs Sanders.

Description of attached plans first floor side extension, flush with rear elevation of the original house and set back at the front.

Drawing No's: MC 921/01 A & MC 921/02 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 48 + 52 Loddon Bridge Road

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EFU

Consultations Sent by Admin. on 14.06.00

Yellow - Part One Copy
Green - Officer's Copy

MC Designs

Dec House 145,Cardiff Road
Reading Berks RG1 8JF
Tel : 01189 572188 Fax : 0118 9571218
Mobile No : 0771 4244 273

30452
12 JUL 2000
COPIES TO: ACK:
FILE:

F.A.O Emy Circuit Planning officer

Amended dwgs for 50, Loddon Bridge Road
also Requested

REVISED PLAN

0569 J

Date: 29 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0569

Location: 50, Loddon Bridge Road, Woodley, Reading.

Proposal: Proposed first floor side and rear extensions

Applicant: Mr & Mrs Sanders C/O M C Design.

Case Officer: Emy Circuit

The new plans show the following: Removal of the dormer in the NE side elevation, & skylights in the SW elevation, and reduction in the size of the first floor side extension. Drawing no 921/01/A, 921/02.

Comments are required by 08/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0569 (Planaps) / (Ludhouse) Date Rec. 16·3·00

Location: 50 Loddon Bridge Road

Parish Woodley

Applicant: Mr and Mrs Sanders

Description of attached plans Removal of the dormer in the side (NE) elevation, & skylights in the SW elevation and reduction in the size of the first floor side extension

Drawing No's: 921/01/A & 921/02

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: N J Howarth, 48 Loddon Bridge Rd, Woodley, Reading, RG5 4AT
Arthur Reid, 52 " " " " " " "

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice (Y) / N ✓ 29/3

New Description Proposed first floor side and rear extensions

CASE OFFICER EXC

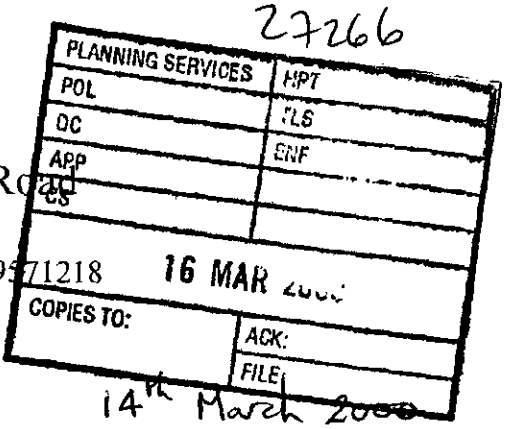
Consultations Sent by Admin. on 29.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

27266

MC Designs

Dec House 145,Cardiff Road
Reading Berks RG1 8JF
Tel : 01189 572188 Fax : 0118 9571218
Mobile No : 0771 4244 273



14th March 2000

Wokingham District Council
Council offices
Shute End
Wokingham
Berks

F.A.O. Emy Circuit

REVISED PLAN
0569

Dear Miss Circuit

Re: 50, Loddon Bridge Road F/2000/0569.

We write to inform you that we have revised the above application as follows.

1). Removed the flat roof dormer & second floor loft conversion.
2). Part of the second floor pitched roof extention (side) has now been as removed.

Enclosed for your information are copies of the revised drawings, but should you have any further queries please contact the writer.

Yours Sincerely

M. Clayton

FROM: Emy Circuit

DATE: 18 February 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0569

Proposal: Proposed first floor side and rear extensions to dwelling plus side dormer extension.

Site Address: 50 , Loddon Bridge Road, Woodley, Reading.

Applicant: Mr & Mrs Sanders C/O M C Design.

Your observations are required in respect of this application **by 13/03/2000** .

The committee agreed that this proposal was unneighbourly and expressed concern at the effect of the windows, bearing in mind the restrictions placed on both neighbours in respect of previous planning applications.

The committee asked that neighbours' comments be taken into account.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 8.3.00.

CLERK TO

PLANNING SERVICES
POL
DC
APP
CS OBS ES
29 FEb 2000
COPIES TO:
ACK:
FILE:

52 LODDON BRIDGE ROAD
WOODLEY
READING
BERKS.
RG5 4AT
Tel. 0118 96 96 6 96
Mob. 0370 43 75 43
Fax. 01189 540 567
e-mail Arthur.Reid@virgin.net
Friday, February 25, 2000

Emy Circuit
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

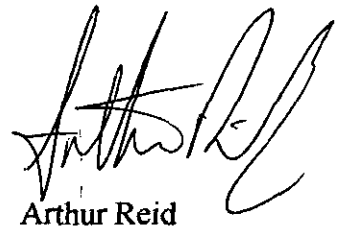
I write in reply to a letter of 22nd February 2000 concerning the Planning Application F/2000/0569 at 50 Loddon Bridge Road Woodley which I have received from Woodley Town Council in which they ask that I should write to you if I have any concerns about the application.

I am a little concerned about the proposed dormer on the side adjacent to my property as I believe that this will reduce the light to that side. I have two small windows which were specified to a small size by the local authority and as a consequence of this the availability of light to that part of the house is poor. When the Sun passes over the property we are afforded better light and I feel that the addition of the dormer will greatly reduce that availability.

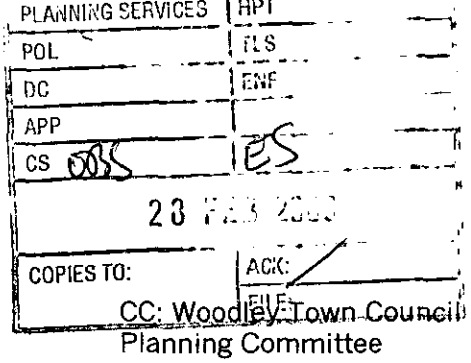
In addition to this when I contacted the Council approximately 2 years ago with the thought of utilising our roof space I was told that they may consider a dormer to the rear but not to the side as it may be overbearing to the adjacent properties.

I have also sent a similar copy of this letter to Woodley Town Council.

Yours sincerely



Arthur Reid



48 Loddon Bridge Road
Woodley
Reading
Berkshire
RG5 4AT

FAO: Emy Circuit
PO. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

CC: Woodley Town Council
Planning Committee
Woodford Park
Haddon Drive
Woodley
Berkshire
RG5 4LY

25th February, 2000

Dear Ms. Circuit,

Re: Plan No. F/2000/0569

Many thanks for giving me the opportunity to comment on the proposed plans for **50 Loddon Bridge Road** which I viewed today. I am broadly in agreement with the proposal however there are a number of points which I would like to draw to your attention which may or may not have a bearing on the application:

i. The compass points on the view from the top are wrong. They imply that the back of the house faces north-west, whereas in fact it faces roughly east south-east.

ii. The ground floor plan does not show a bay window to the front of the property which is indicated on the front elevation.

iii. I would like it clearly documented and noted that the front view shows a gap between the edge of the building line and the boundary with my property. This implies that the wall will not be directly against the boundary - presumably to allow room for guttering etc. to overhang without crossing the boundary.

iv. I would like it clearly documented and noted that the roof lights are in line with the pitch of the roof - unlike the dormer arrangement on the other side of the property where the window is vertical.

v. I am unsure about the arrangement for an "obscured" window in the side. If this is present to allow light into the new living area, would it mean that any potential application I may make to extend my property to my boundary would be rejected as it would cut out light to this window? If so I would prefer that this window be omitted. Most houses along the road, such as mine and No. 50 as it stands today, do not have windows on that wall but on the other side.

I hope that these points are clear, however if you would like any further explanation, please do not hesitate to contact me.

Yours sincerely,

N. J. Howarth

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 18 February 2000

Application Number: F/2000/0569

Proposal: Proposed first floor side and rear extensions to dwelling plus side dormer extension.

Site Address:
50 , Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr & Mrs Sanders C/O M C Design.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23 - Parking & Turning (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

25/2/00

Environmental Services

For office use only.
Application number 10.FEB.2000* 0569

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS SANDERS.
	Address and postcode	50, LODDON BRIDGE ROAD WOODLEY RG5 4AT
	Phone number	
2	Agent's Name	MC DESIGN
	Address and postcode	DEC HOUSE 145, CARDIFF R.D. READING RG1 8JF
	Phone number	0118 9572188 07714244273
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	50, LODDON BRIDGE ROAD WOODLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	Second storey side & rear extension, dormer roof.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	red brick / render to match existing brown roof tiles to match ext.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

11 Checklist. Please make sure that you enclose the following.

a Six copies of this form signed and dated.

b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.

c Six copies of each set of plans and drawings listed below.

- 1:2500 scale location plan with the site outlined in red.
- 1:500 scale site layout plan.
- 1:100 or 1:200 scale floor plans and elevations.

10 FEB 2000* 0569

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leaseholder tenant with at least seven years left on their agreement)

Certificate A

I certify that

- ✗ At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

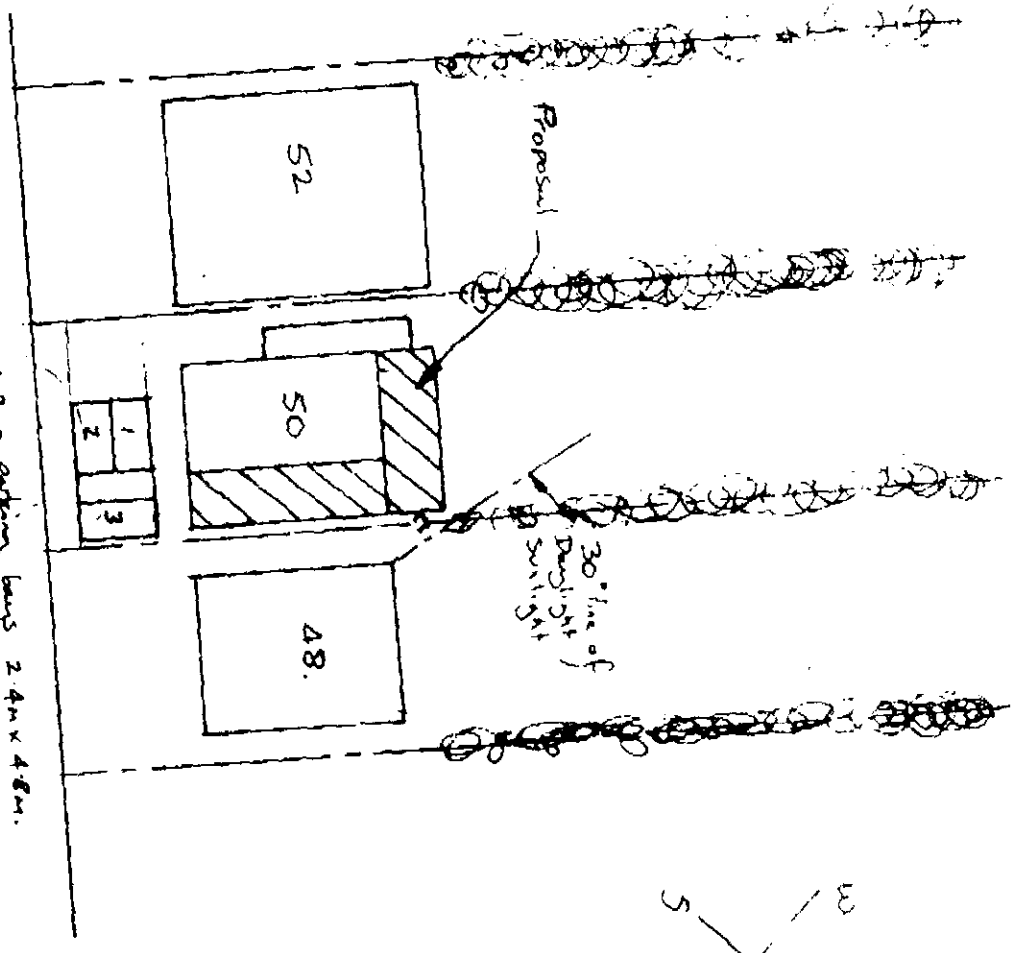
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS SANDERS.

Date 12-1-00

Please tick this box if you or your husband, wife or partner are employed by Nottingham District Council ☐



Loddon Bridge Road

Block Plan 1:500

0569

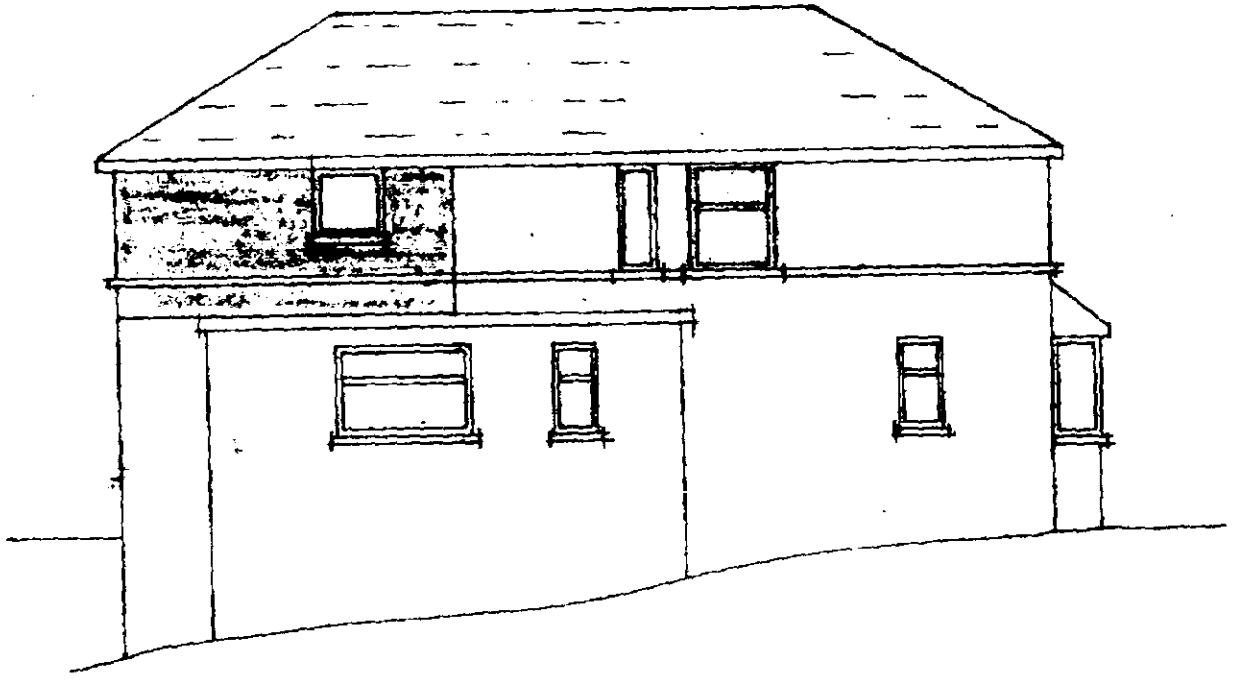
REVISED PLAN

APPROVED

REVISED PLAN

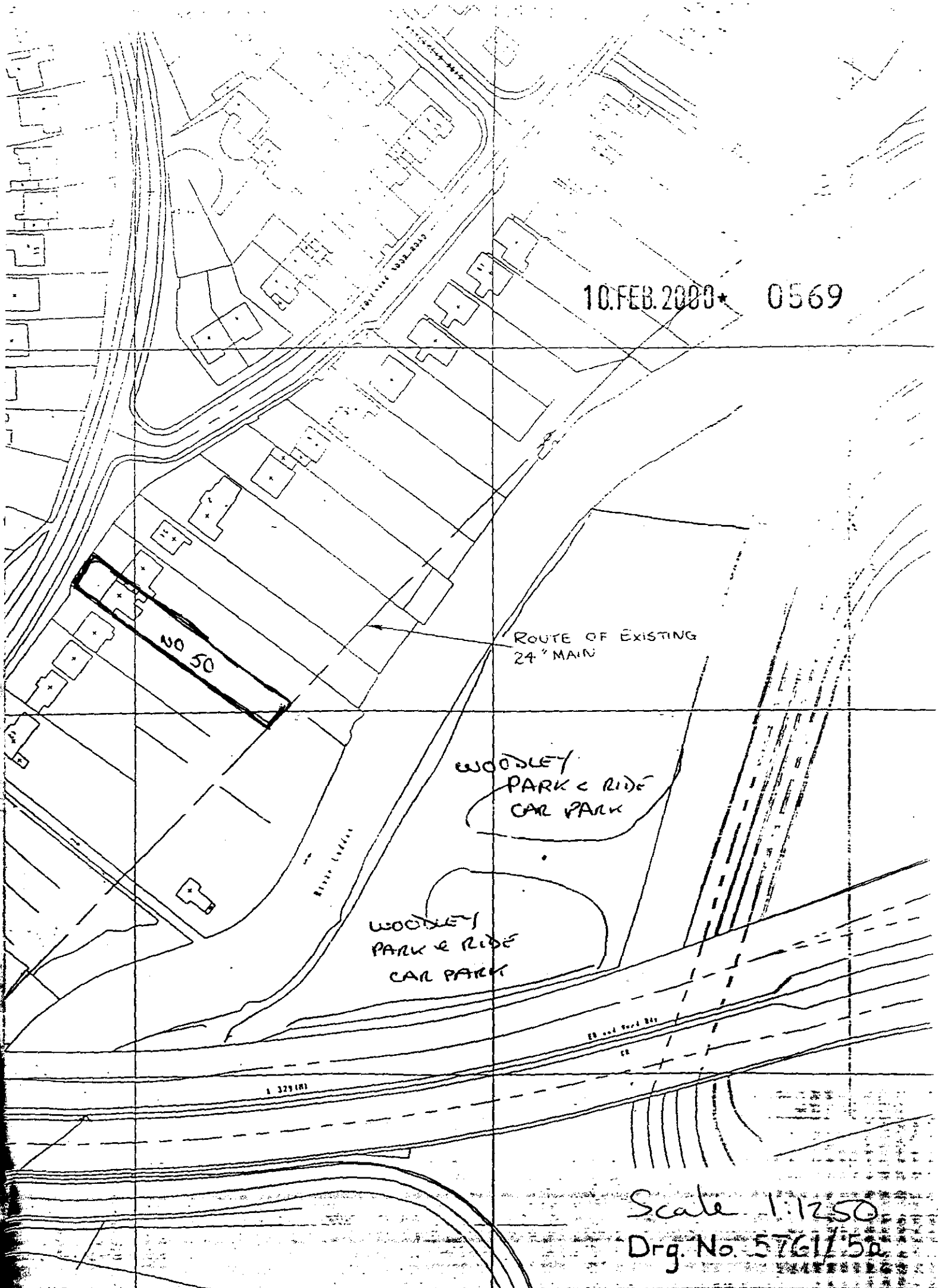
0509

APPROVED



SIDE ELEVATION 1:100

SD 7/8/00


10.FEB.2000* 0569
NO 50
ROUTE OF EXISTING
24" MAIN
WOODLEY
PARK & RIDE
CAR PARK
WOODLEY
PARK & RIDE
CAR PARK
Scale 1:1250
Drg. No. 57G1/5a